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Tender

Rochdale PRU - New SEN Pupil Referral Unit

Rochdale Borough Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-000576

Procurement identifier (OCID): ocds-h6vhtk-05ffe1

Published 6 January 2026, 11:14am

Scope

Reference

020384

Description

Project Summary:

Rochdale Borough Council is progressing the development of a new Special Educational Needs (SEN) Pupil Referral Unit (PRU) on the Mayfield Street site (Rochdale, OL16 2UZ). The new facility will deliver provision for 64 pupils aged 11-16 with Social, Emotional and Mental Health (SEMH) needs. The scheme aims to create a secure, high-quality, and therapeutically informed learning environment designed to support vulnerable pupils and enable staff to deliver specialist SEN provision effectively.

The project is currently completing RIBA Stage 3: Spatial Coordination, following completion of RIBA Stage 2. The Council now intends to procure a suitably experienced Design & Build Contractor to support the scheme's development through a two-stage procurement process.

Scope of Contractor Appointment:

The appointed contractor will:

- Participate in a competitive two-stage tender process, commencing with shortlisting of five contractors.
- Enter into a Pre-Construction Services Agreement (PCSA) at the start of RIBA Stage 4: Technical Design, working collaboratively with the client and design team to develop the design, plan construction activities, inform cost development, and support risk mitigation.
- Upon successful completion of the PCSA and agreement of contract sum, enter into a JCT Design & Build Contract 2024 for delivery of the construction works.

The contractor will be expected to demonstrate:

- Proven experience in delivering education project or similar public sector schemes.
- Strong capability in pre-construction collaboration, buildability input, and cost planning.
- A robust approach to quality, safety, safeguarding, stakeholder coordination, and social value delivery.

The following associated tender documents are being provided with the publication of this tender notice as part of Stage 1 of the process and are available via the Portal:

- 1A. Invitation to Participate and Instructions
- 3A. Response Document (Procurement Specific Questionnaire)
- 4A. Draft Pre-Construction Services Agreement
- 4B. JCT Design & Build 2024 Contract Amendments
- 7. Glossary
- Appendix A- RIBA 2 Report
- Appendix B- Strategic Programme

The following associated tender documents will be made available later through the Portal to suppliers shortlisted to participate in the tender stage of the competitive flexible procedure:

- 1B. Invitation to Tender Instructions
- 3B1/2. Response Document (Qualitative and PAS)
- 3C. Response Document (Commercials)
- 5A. Supplier Participation Agreement
- 5B. JCT PAS Contract Amendments
- Supporting Information including:
 - Employers requirements including RIBA Stage 3 Design
 - Additional Survey Information
 - Strategic Programme
 - Form of Tender
 - Redacted Cost Plan

A pre-market engagement notice has not been completed as the contracting authority determined market engagement has not been required due to the route to market being Competitive Flexible Procedure and the first stage being Open.

A planned procurement notice has not been completed as the contracting authority does not wish to reduce the timescales of this tender.

Total value (estimated)

- £9,500,000 excluding VAT
- £11,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 13 July 2026 to 24 April 2028
- 1 year, 9 months, 12 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKD3 - Greater Manchester

Submission

Submission type

Requests to participate

Deadline for requests to participate

3 February 2026, 12:00pm

Submission address and any special instructions

All PSQ Response Documents must be submitted via The Chest.

<https://www.the-chest.org.uk/>

Project Reference DN801619

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 5 suppliers

Selection criteria:

The Suppliers will be evaluated based on the below criteria as part of the PSQ: Relevant Experience 30% Technical & Management Capability 40% Workforce & Resource 30% Subject to a sufficient number of compliant responses being received, Rochdale Borough Council intends to invite a maximum of the top five ranked compliant Suppliers to the invitation to tender stage of the process. Rochdale Borough Council, acting at its discretion, reserves the right to amend the number of Suppliers invited to tender stage, where appropriate and proportionate.

Award decision date (estimated)

1 June 2026

Award criteria

| Name | Type | Weighting |
|----------------------------------|-------------|------------------|
| Price | Price | 40% |
| Project Understanding & Approach | Quality | 10% |
| Cost Plan Review & Commentary | Quality | 10% |
| Innovation/Value Engineering | Quality | 10% |
| Risk Mitigation | Quality | 10% |
| Social Value (Quantitative) | Quality | 7.5% |
| Social Value (Qualitative) | Quality | 7.5% |
| Proposed Team & Key Personnel | Quality | 5% |

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Procurement Specific Questionnaire (PSQ).

Return of PSQ Response Document to assess compliance with mandatory pass/fail criteria and scored selection questions. Following evaluation of the scored PSQ

questions, Suppliers will be ranked in order of their total score. The Council intends to shortlist the top 5 highest scoring Suppliers to be invited to participate in Stage 2.

Stage 2- Invitation to Tender.

The shortlisted Suppliers from Stage 1 will be invited to submit detailed proposals following receipt of the full tender pack.

Contracting authority

Rochdale Borough Council

- Public Procurement Organisation Number: PXXD-6682-MDRX

Number One Riverside

Rochdale

OL16 1XU

United Kingdom

Email: procurement@star-procurement.gov.uk

Region: UKD37 - Greater Manchester North East

Organisation type: Public authority - sub-central government